

**For Sale OR For Lease - 525 Marketplace Dr - Negotiable Price  
525 Marketplace Dr, Rochester, New York 14623**



#### **Listing Contact - 1**



**Janell Vanegas**

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**Venture Brokerage Group**



#### **Description**

» Excellent redevelopment opportunity with multiple potential uses of former Regal Henrietta movie theater & excess land» Prime location in the heart of the Henrietta retail corridor bordering Jay Scutti Plaza to the East, major retailers in area include Wegmans, HomeGoods, Walmart Superstore and Target» Less than one mile from Marketplace Mall and University of Rochester's approximately 330,000 SF Orthopedics & Physical Performance Center (opening 2023)» Excellent visibility/signage & ample parking» Site is suitable for multiple uses within Planned Commercial District zoning

<b>Basic Information</b>	
Price:	Negotiable
Property Type:	Retail
Available Space:	75800.0 SF
Lot Size:	11.92 Acres
REB Listing ID:	COM350

<b>Details</b>	
<b>Listing Details</b>	
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\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.